

## HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2017

**HDRC CASE NO:** 2017-066  
**ADDRESS:** 2450 ROOSEVELT AVE  
**LEGAL DESCRIPTION:** NCB 7456 BLK PT OF DIV 2 OR PT OF TR A 5 39 AC  
**ZONING:** I-1 RIO-5  
**CITY COUNCIL DIST.:** 3  
**APPLICANT:** Nicholas Melde/Alamo Architects  
**OWNER:** James Lifshutz  
**TYPE OF WORK:** Exterior modifications, creation of additional window openings  
**REQUEST:**

The applicant is requesting conceptual approval to perform exterior modifications to the industrial structure at 2450 Roosevelt to include the following:

1. Remove various masonry walls to provide open air spaces.
2. Remove various metal building additions' walls to provide open air canopies.
3. Remove portions of the existing roof structure to provide a central courtyard.
4. Reconstruct an existing masonry addition.
5. Reclad various facades of existing structures.
6. Create new punched openings on the front, Roosevelt facing façade.
7. Create new covered parking.
8. Perform landscaping.

### APPLICABLE CITATIONS:

UDC Section 35-676. – Alteration, Restoration and Rehabilitation

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

- (a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.
- (d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.
- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with

the size, scale, color, material, and character of the property, neighborhood or environment.

(j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

#### UDC Section 35-674. – Building Design Principles

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged. In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

(1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.

A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap. This can be accomplished by:

- i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.
- ii. By stepping back the top twenty (20) percent of the building.
- iii. Changing the material of the cap.

B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.

C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

(2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.

D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.

(3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.

A. Entrances shall be the most prominent on the street side and less prominent on the river side.

B. Entrances shall be placed so as to be highly visible.

C. The scale of the entrance is determined by the prominence of the function and or the amount of use.

D. Entrances shall have a change in material and/or wall plane.

E. Entrances should not use excessive storefront systems.

(g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.

(1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.

A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.

B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.

- C. They should match the shape of the opening.
- D. Simple shed shapes are appropriate for rectangular openings.
- E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.
- F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.
- G. Historic canopies shall be repaired or replaced with in-kind materials.
- (2) Materials and Color.
  - A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.
  - B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.
- (3) Incorporating lighting into the design of a canopy is appropriate.
  - A. Lights that illuminate the pedestrian way beneath the awning are appropriate.
  - B. Lights that illuminate the storefront are appropriate.
  - C. Internally illuminated awnings that glow are prohibited.

## **FINDINGS:**

- a. The structure at 2450 Roosevelt Avenue was constructed circa 1955 and was originally constructed for an industrial use. Since its original construction, various additions have been constructed. At this time, the applicant is requesting conceptual approval to alter various additions and small portions of the original structure to redevelop the structure into residential units.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. RECONSTRUCTION – The applicant has proposed to reconstruct various exterior masonry walls that have deteriorated since their original construction. Staff finds the proposed improvements appropriate.
- d. DEMOLITION OF EXISTING WALLS – The applicant has proposed to demolish various existing exterior walls. Many of the walls are composed of concrete masonry units, metal paneling and metal siding. The applicant has proposed to remove these walls to facilitate the construction of open air spaces. Staff finds the proposed modifications appropriate.
- e. DEMOLITION OF ROOF – The applicant has proposed to remove a portion of the original structure's roof to facilitate the construction of an interior courtyard. The proposed section of roof that will be demolished will not negatively impact the architecture of the original structure. Staff finds this proposal appropriate.
- f. FAÇADE MODIFICATIONS – The applicant has proposed to modify various exterior facades by installing new materials. The applicant has proposed materials which include metal siding and cement siding. The proposed materials are consistent with the UDC Section 35-674.
- g. FAÇADE MODIFICATIONS – The applicant has proposed to create new façade openings on the Roosevelt façade to match those currently existing on that façade. The proposed openings are to match those currently in existence. Staff finds this appropriate and consistent with the UDC Section 35-674.
- h. COVERED PARKING – On the south façade of the existing structure, the applicant has proposed to construct covered parking. Staff finds the proposed location appropriate; however, the proposed parking shall be buffered from the public right of way by a screening element.
- i. LANDSCAPING – The applicant has proposed updated landscaping. At this time, a complete landscaping plan has not been submitted. The applicant is responsible for complying with the UDC standards in regards to landscaping and shall provide a landscaping plan to staff when returning for final approval.
- j. ARCHAEOLOGY –

## **RECOMMENDATION:**

Staff recommends conceptual approval of items #1 through #8 based on findings a through i with the following stipulations:

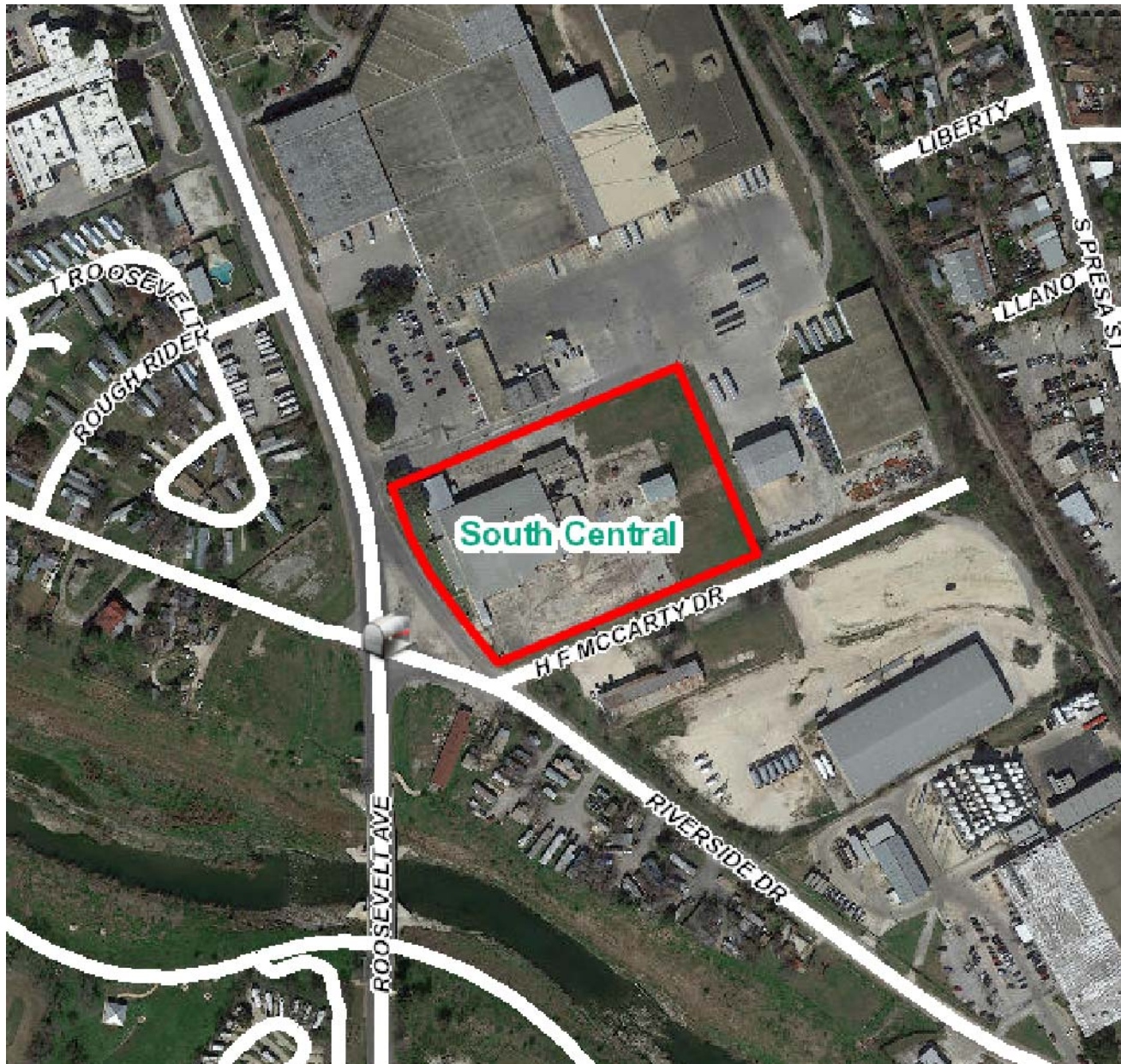
- i. That the applicant buffer all parking from the public right of way.

- ii. That the applicant submit a landscaping plan noting plant and landscaping materials when returning for final approval.

**CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

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**FOR**  
FURNISHED LIVING, CAMP  
WORKING IN AGRICULTURE, THE BUILT AND  
REPRESENTING THE FUTURE OF THE BUILT  
CITY OF THE BUILT  
CITY OF THE BUILT  
CITY OF THE BUILT

Red sign with text and a logo, likely a real estate or construction sign.



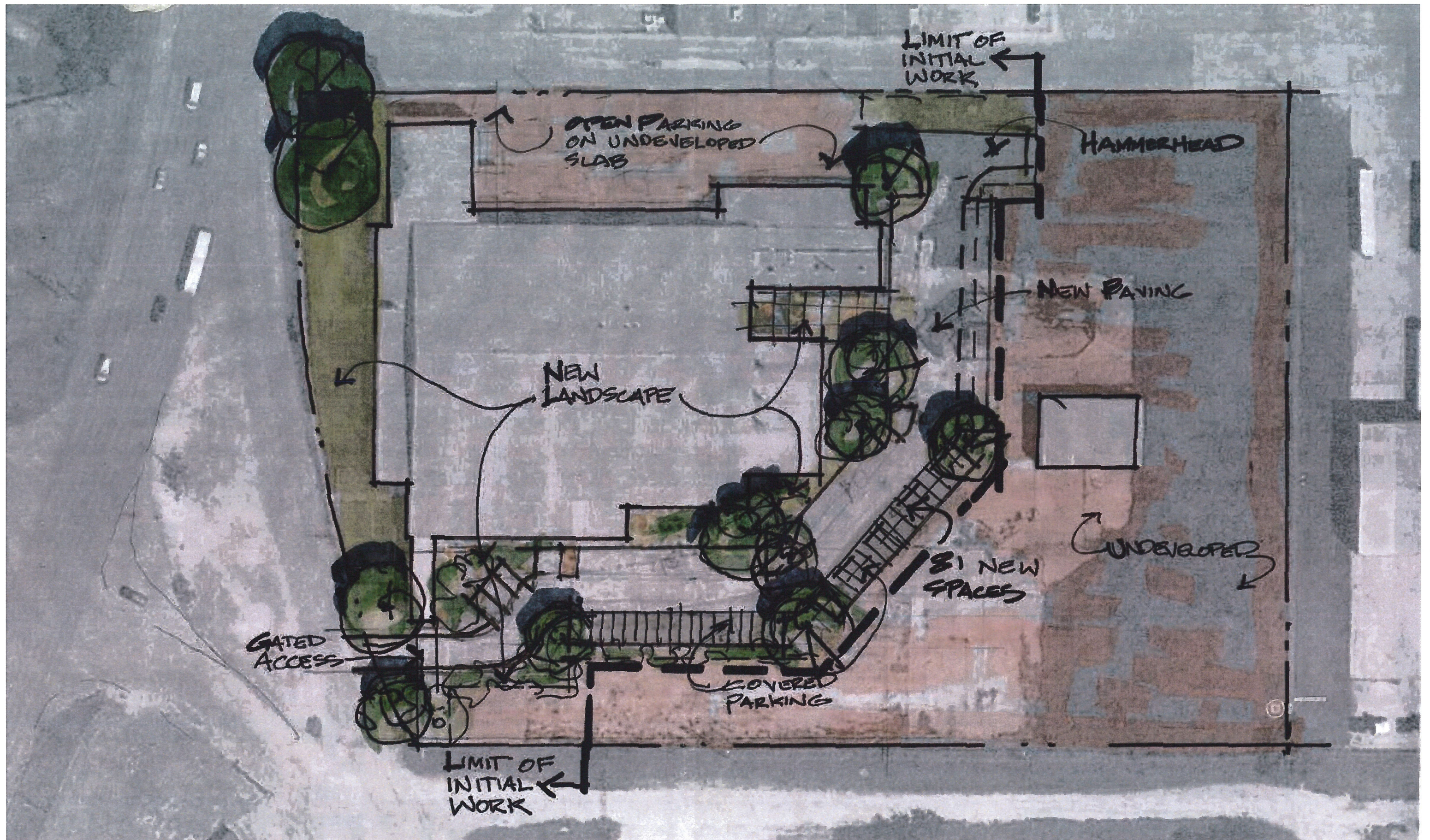


CONCEPT DESIGN: AERIAL VIEW

## **ROOSEVELT STUDIO APARTMENTS**

2450 Roosevelt Avenue, San Antonio, Texas 78210



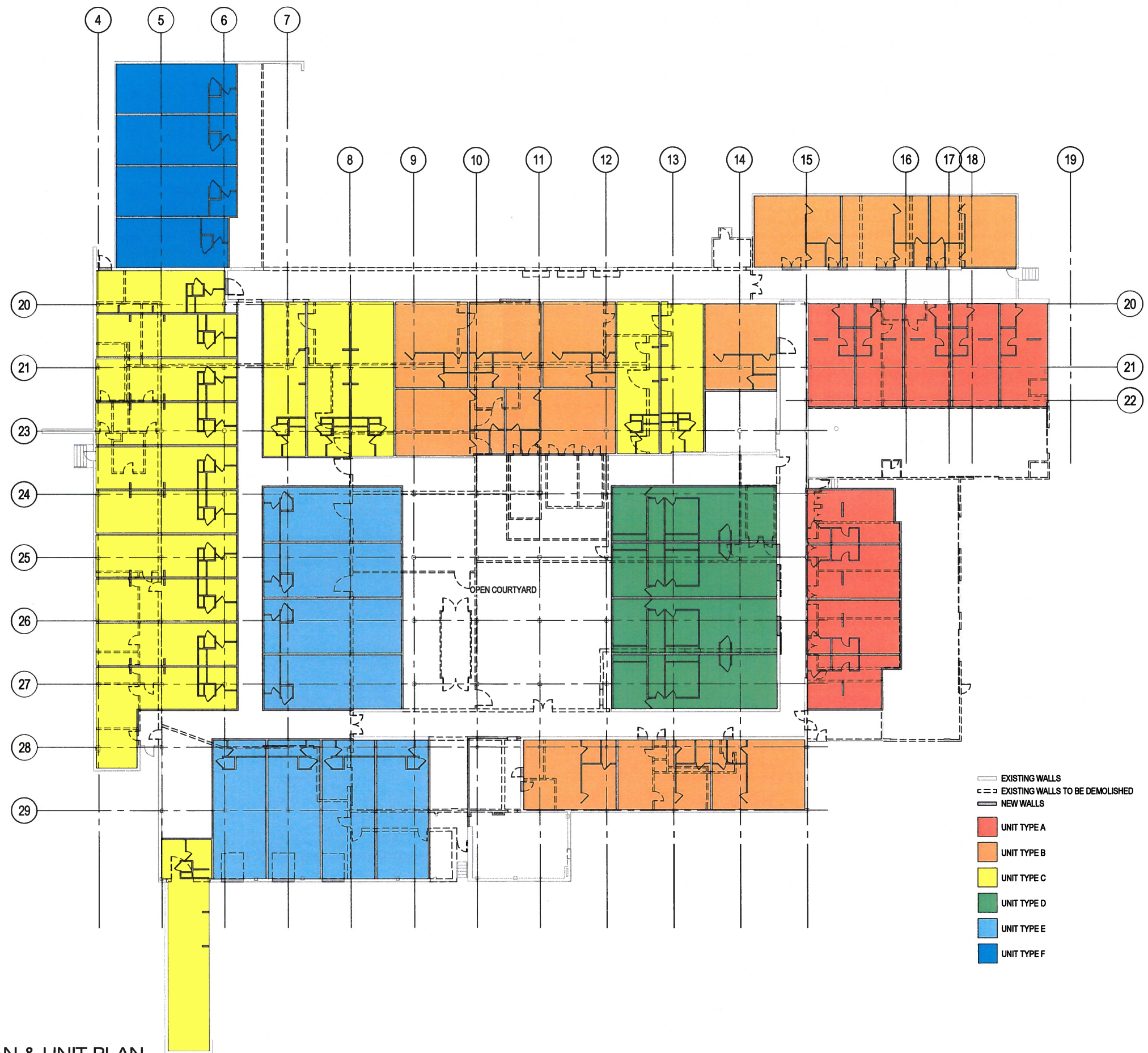


CONCEPT DESIGN: SITE PLAN

## ROOSEVELT STUDIO APARTMENTS

2450 Roosevelt Avenue, San Antonio, Texas 78210



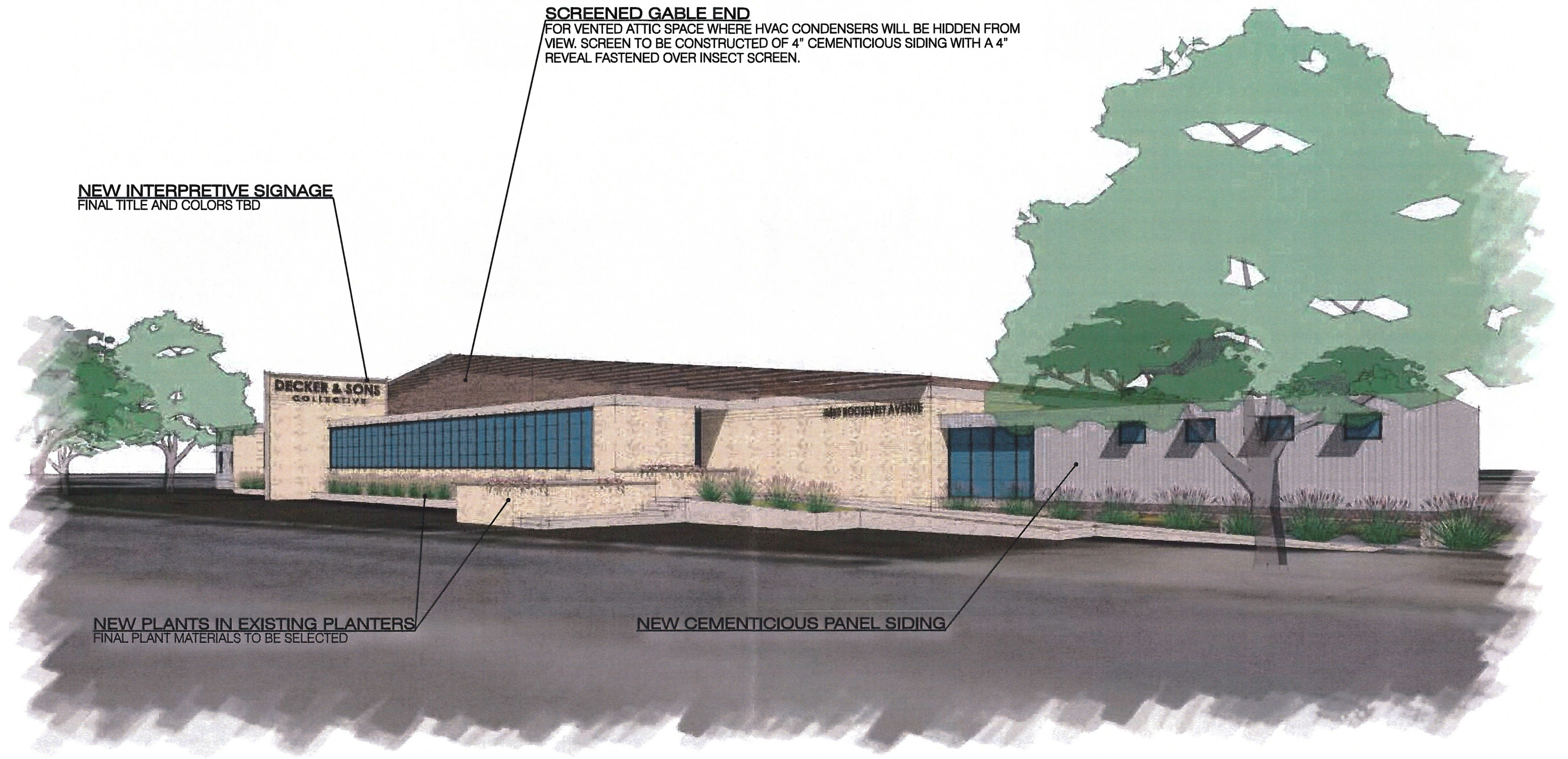


CONCEPT DESIGN: DEMOLITION PLAN & UNIT PLAN

# **ROOSEVELT STUDIO APARTMENTS**

2450 Roosevelt Avenue, San Antonio, Texas 78210





**SCREENED GABLE END**

FOR VENTED ATTIC SPACE WHERE HVAC CONDENSERS WILL BE HIDDEN FROM VIEW. SCREEN TO BE CONSTRUCTED OF 4" CEMENTICIOUS SIDING WITH A 4" REVEAL FASTENED OVER INSECT SCREEN.

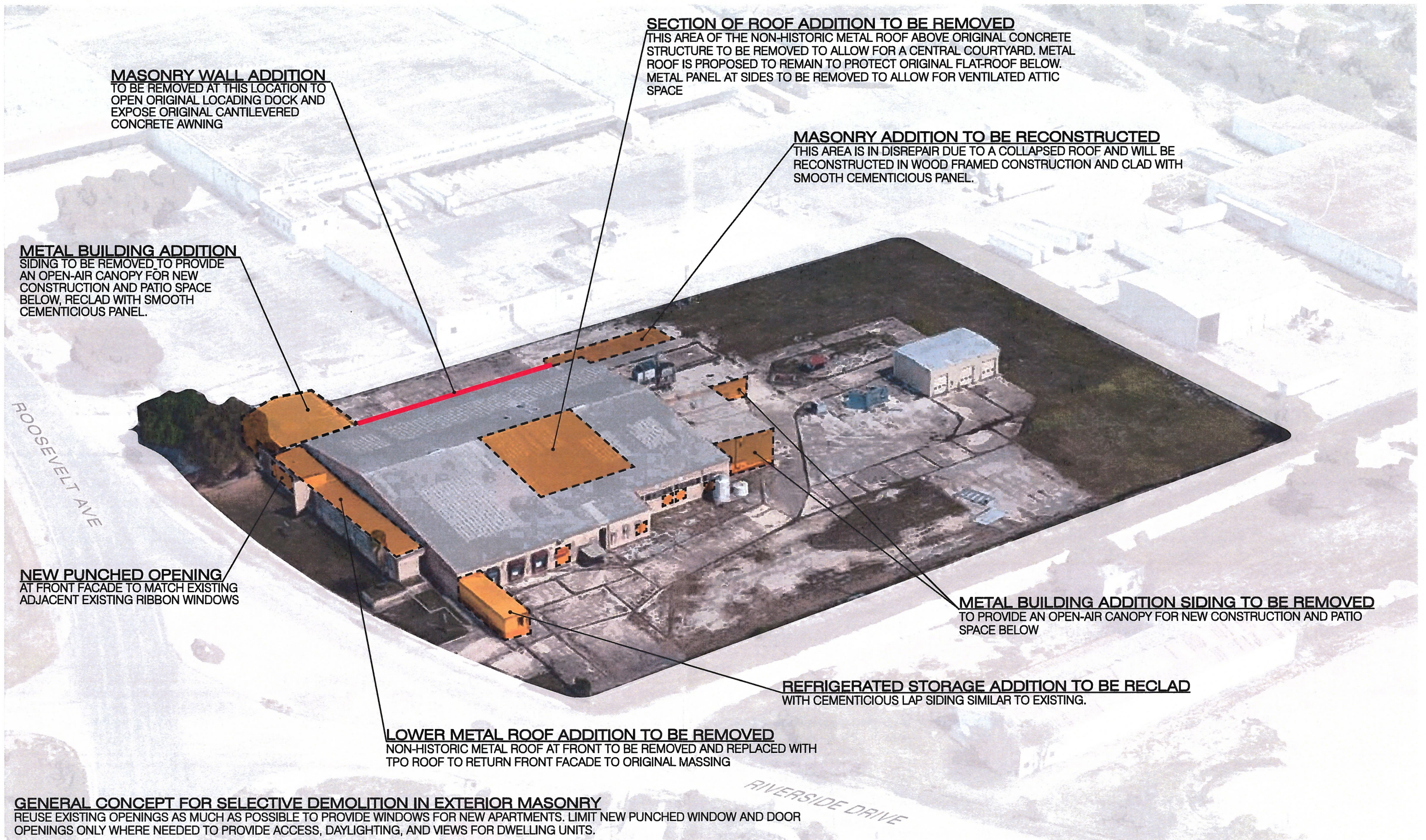
**NEW INTERPRETIVE SIGNAGE**  
FINAL TITLE AND COLORS TBD

**NEW PLANTS IN EXISTING PLANTERS**  
FINAL PLANT MATERIALS TO BE SELECTED

**NEW CEMENTICIOUS PANEL SIDING**

CONCEPT DESIGN: VIEW FROM ROOSEVELT AVENUE LOOKING NORTH  
**ROOSEVELT STUDIO APARTMENTS**  
2450 Roosevelt Avenue, San Antonio, Texas 78210





**MASONRY WALL ADDITION**  
TO BE REMOVED AT THIS LOCATION TO  
OPEN ORIGINAL LOADING DOCK AND  
EXPOSE ORIGINAL CANTILEVERED  
CONCRETE AWNING

**SECTION OF ROOF ADDITION TO BE REMOVED**  
THIS AREA OF THE NON-HISTORIC METAL ROOF ABOVE ORIGINAL CONCRETE  
STRUCTURE TO BE REMOVED TO ALLOW FOR A CENTRAL COURTYARD. METAL  
ROOF IS PROPOSED TO REMAIN TO PROTECT ORIGINAL FLAT-ROOF BELOW.  
METAL PANEL AT SIDES TO BE REMOVED TO ALLOW FOR VENTILATED ATTIC  
SPACE

**MASONRY ADDITION TO BE RECONSTRUCTED**  
THIS AREA IS IN DISREPAIR DUE TO A COLLAPSED ROOF AND WILL BE  
RECONSTRUCTED IN WOOD FRAMED CONSTRUCTION AND CLAD WITH  
SMOOTH CEMENTICIOUS PANEL.

**METAL BUILDING ADDITION**  
SIDING TO BE REMOVED TO PROVIDE  
AN OPEN-AIR CANOPY FOR NEW  
CONSTRUCTION AND PATIO SPACE  
BELOW, RECLAD WITH SMOOTH  
CEMENTICIOUS PANEL.

**NEW PUNCHED OPENING**  
AT FRONT FACADE TO MATCH EXISTING  
ADJACENT EXISTING RIBBON WINDOWS

**METAL BUILDING ADDITION SIDING TO BE REMOVED**  
TO PROVIDE AN OPEN-AIR CANOPY FOR NEW CONSTRUCTION AND PATIO  
SPACE BELOW

**REFRIGERATED STORAGE ADDITION TO BE RECLAD**  
WITH CEMENTICIOUS LAP SIDING SIMILAR TO EXISTING.

**LOWER METAL ROOF ADDITION TO BE REMOVED**  
NON-HISTORIC METAL ROOF AT FRONT TO BE REMOVED AND REPLACED WITH  
TPO ROOF TO RETURN FRONT FACADE TO ORIGINAL MASSING

**GENERAL CONCEPT FOR SELECTIVE DEMOLITION IN EXTERIOR MASONRY**  
REUSE EXISTING OPENINGS AS MUCH AS POSSIBLE TO PROVIDE WINDOWS FOR NEW APARTMENTS. LIMIT NEW PUNCHED WINDOW AND DOOR  
OPENINGS ONLY WHERE NEEDED TO PROVIDE ACCESS, DAYLIGHTING, AND VIEWS FOR DWELLING UNITS.

PROPOSED SELECTIVE DEMOLITION

## ROOSEVELT STUDIO APARTMENTS

2450 Roosevelt Avenue, San Antonio, Texas 78210







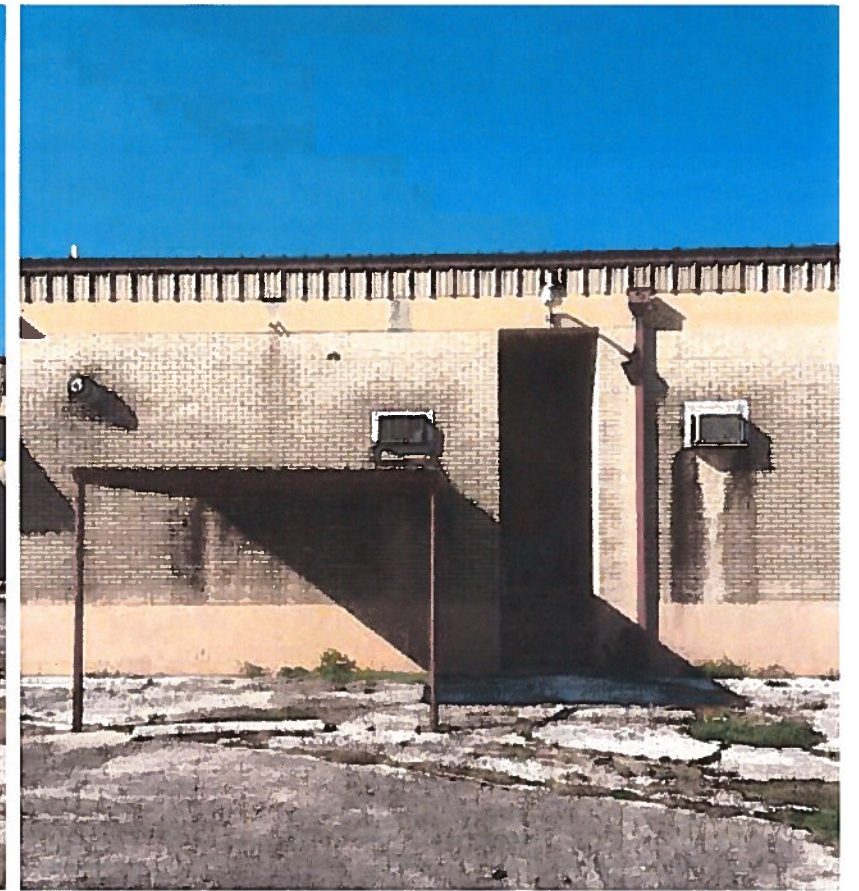


PHOTOS OF EXISTING CONDITIONS

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